

General Notes

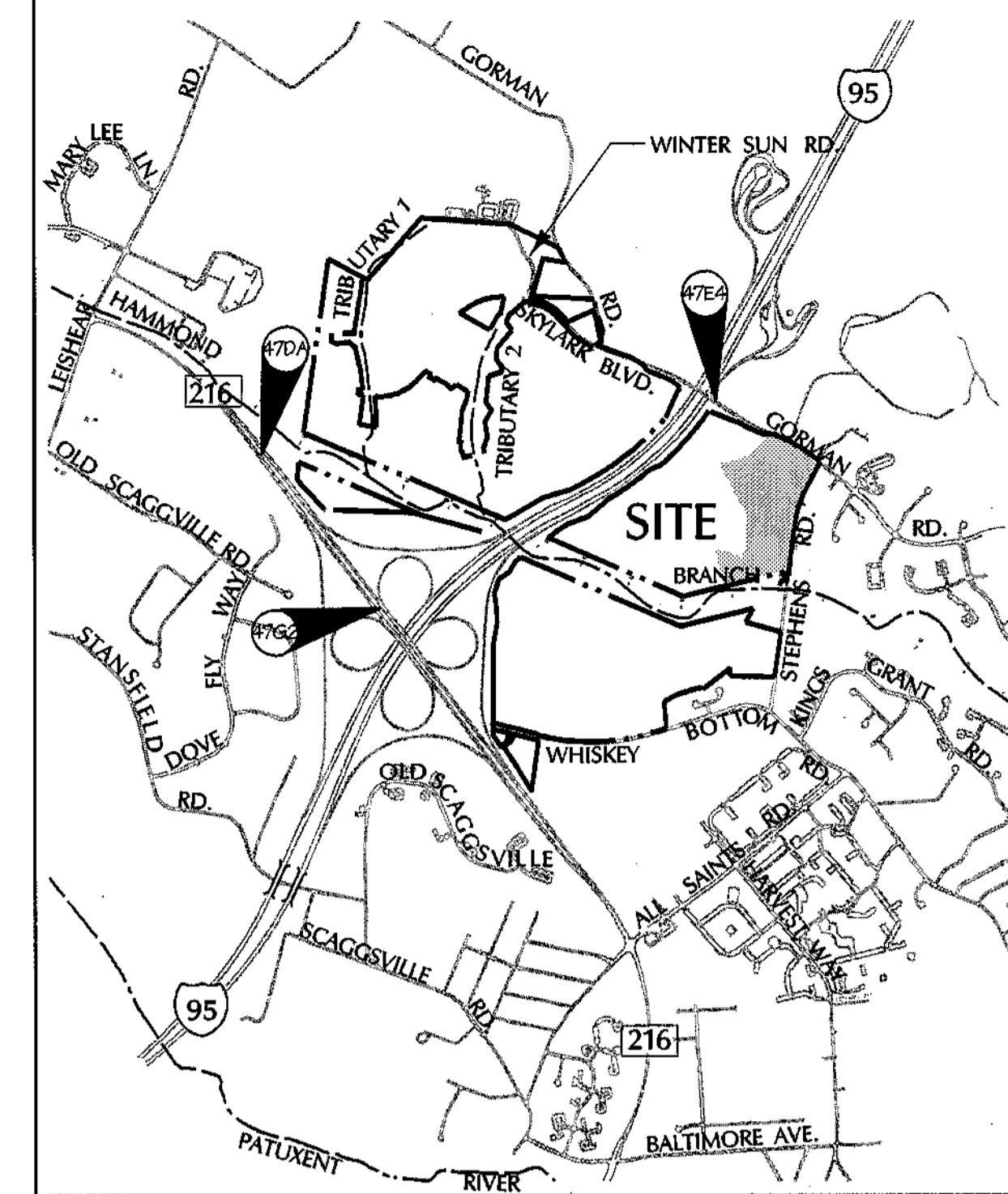
- OPEN SPACE AREAS MAY CONTAIN ACTIVE RECREATION FACILITIES AS ALLOWED IN THE APPROVED DEVELOPMENT CRITERIA.
- SKYLARK BOULEVARD AND STEPHENS ROAD ARE DESIGNATED TRANSIT ROUTES.
- TOPOGRAPHICAL INFORMATION ON EMERSON SECTION 2 WAS OBTAINED THROUGH AERIAL PHOTOGRAPHY DURING THE SUMMER OF 1996.
- BOUNDARY SHOWN IS SURVEY BY DMW JUNE, 1999
- WETLAND LIMITS WERE FIELD LOCATED IN SEPTEMBER, 1998 AND JANUARY, 2000 BY DMW.
- THE 100 YEAR FLOOD PLAIN SHOWN IS PER A STUDY BY DMW DATED JANUARY 2003.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROPOSED WATER SYSTEM IS PUBLIC.
- PROPOSED SEWER SYSTEM IS PUBLIC.
- EXISTING UTILITIES ARE BASED ON PLANS OF RECORD.
- THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THIS PROPERTY.
- STREAM BUFFERS ARE DETERMINED BY LAND USE ADJOINING THE OPEN SPACE. EMPLOYMENT USE= 50' BUFFER FROM ANY STREAM, RESIDENTIAL USES = 50' BUFFER FOR INTERMITTENT STREAMS AND 75' BUFFER FOR PERENNIAL STREAMS.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING CASE ZB-979 M AND THE DECISION AND ORDER FOR PB-339 (COMPREHENSIVE SKETCH PLAN 6-99-12).
- ON SEPTEMBER 3, 1998, THE ZONING BOARD GRANTED APPROVAL OF ZB-979 M FOR THE PRELIMINARY DEVELOPMENT PLAN AND DEVELOPMENT CRITERIA FOR 516.9 ACRES OF LAND RE-ZONED AS REC-MOD-3 AND R-5C-MOD-3.
- PB CASE 339 GRANTED APPROVAL TO THE COMPREHENSIVE SKETCH PLAN, 6-99-12, ON JULY 1, 1999 SUBJECT TO: 1. COMPLIANCE WITH STAFF COMMENTS; 2. PROVISION OF ADDITIONAL LANDSCAPING ALONG THE FRONTS OF HOMES ON WINTER SUN ROAD; AND 3. PROVISION OF ADDITIONAL LANDSCAPING ALONG THE REARS OF HOUSES BACKING TO STEPHENS ROAD.
- DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH COMPREHENSIVE SKETCH PLAN 6-99-12 (PB-339)
- THE STORMWATER MANAGEMENT FACILITIES SHOWN ON SHEETS 2 AND 3 ARE SCHEMATIC ONLY. ACTUAL SIZE AND LOCATION OF THE FACILITIES MAY CHANGE PRIOR TO CONSTRUCTION. THE DEVELOPER ACKNOWLEDGES THAT THESE FACILITIES MUST MEET CURRENT HOWARD COUNTY DESIGN CRITERIA OR AS APPROVED BY WAIVER.
- ALL COMMON OPEN AREA AND HOA LOTS WILL BE OWNED BY THE EMERSON HOMEOWNERS ASSOCIATION. OPEN SPACE LOTS WILL BE OWNED BY THE DRP.
- THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS WITHIN THE LIMITS OF PHASE 5A.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SHOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE, AND NOT TO THE PIPESTEM DRIVEWAY.
- NOISE STUDY APPROVED ON JULY 1, 1999.
- DEVELOPMENT OF EMERSON 2, SECTION 51A UNDER THE CURRENT FOREST CONSERVATION ACT PROPOSES THE CLEARING OF APPROXIMATELY 0.48 FORESTED ACRES, AND NO FOREST RETENTION. WHEN EVALUATED CUMULATIVELY WITH PREVIOUS PHASES OF THE PROJECT, 130 ACRES OF REFORESTATION IS REQUIRED, AND 0.83 ACRES OF REFORESTATION IS PROPOSED UNDER THIS PHASE. CUMULATIVE FOREST CLEARING TOTALS 47.63 ACRES, CUMULATIVE RETENTION IS 81.03 ACRES, AND CUMULATIVE REFORESTATION PROVIDED IS 5.96 ACRES. SEE SHEET 6 OF 6 (FOR CON. DETAILS AND NOTES) FOR CUMULATIVE FOREST CONTRACTING CHART.
- ON MARCH 12, 2003 WP-03-06 WAS APPROVED. WP-03-09 WAS A WAIVER OF SUBMISSION OF A PRELIMINARY PLAN FOR THE STEPHENS ROAD IMPROVEMENTS ALONG THE FRONTAGE OF EMERSON SECTION 2, PHASE 5A. THE CONDITIONS OF APPROVAL ARE AS FOLLOWS:
 - COMPLIANCE WITH THE COMMENTS FROM DED, WITH THE FINAL PLAN SUBMISSION.
 - THE FINAL PLAN FOR THE RIGHT-OF-WAY DEDICATION AND ROAD IMPROVEMENTS ALONG GORMAN ROAD AND STEPHENS ROAD SHALL BE SUBMITTED WITHIN 4 MONTHS OF THE DATE OF THIS LETTER (BY 7/8/03).
 - COMPLIANCE WITH COMMENTS FROM DLD, WITH THE FINAL PLAN SUBMISSION.

Preliminary Plan Emerson Section 2 Phase 5A and Section 3 Area 3 (Key Property)

LOTS 1-87, COA LOTS 90, 92, 94, 96, 98, 100, 102, 103
OPEN SPACE LOTS 88, 89, 91, 93, 95, 97, 99, 101

Howard County

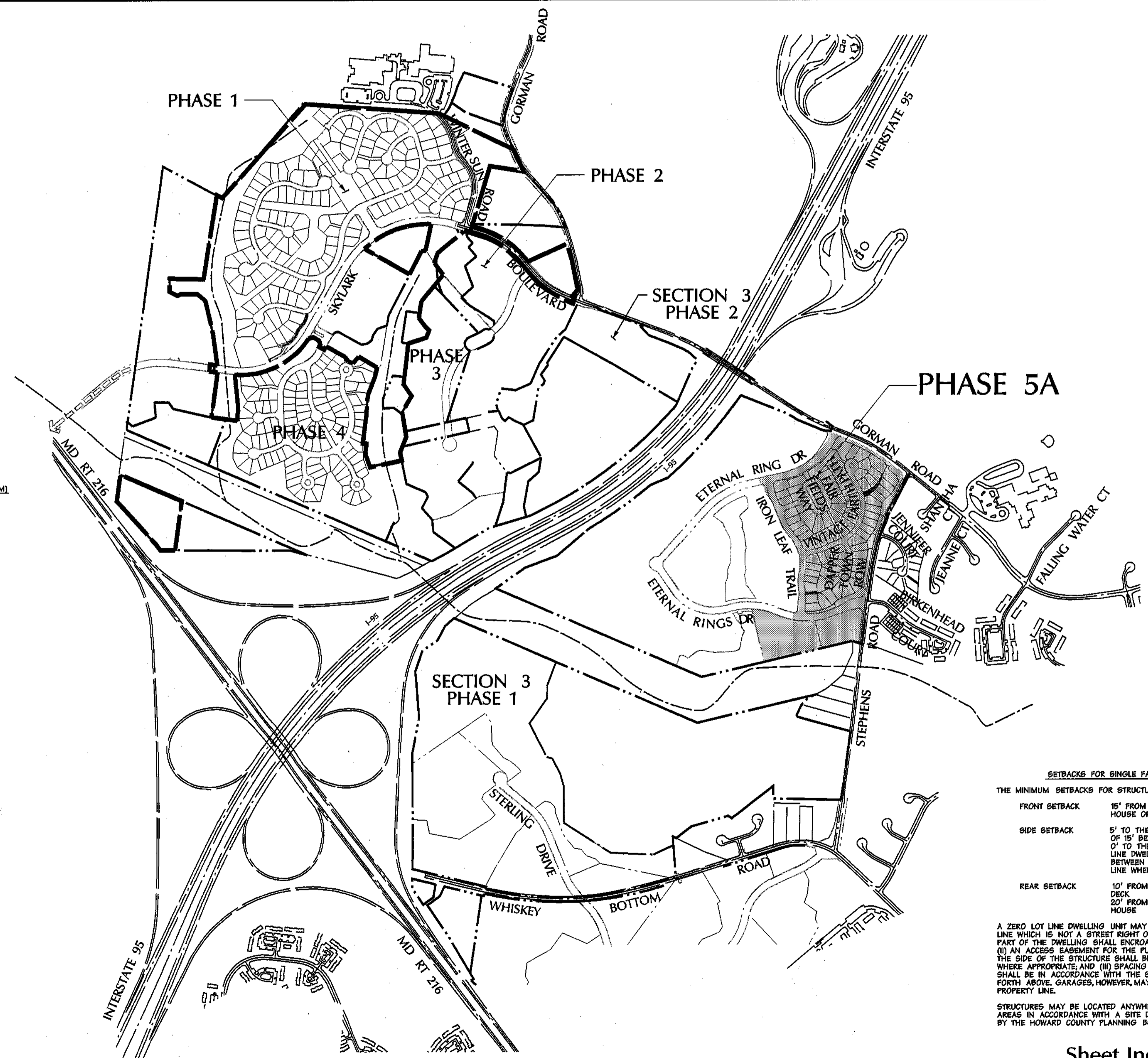
Maryland



Vicinity Map
SCALE: 1" = 2000'

BENCHMARK
DESCRIPTION

COORDINATES IN MARYLAND NAD83(91) (HORIZONTAL) AND NGVD29 (VERTICAL) DATUMS.
47DA NORTHING: 163191.9104
EASTING: 412667.759
ELEVATION: 315.905 ft.
47E4 NORTHING: 163326.2295
EASTING: 413136.2550
ELEVATION: 339.309 ft.
47G2 NORTHING: 162440.1212
EASTING: 412539.279
ELEVATION: 364.210 ft.



Site Analysis Data Chart

1. General Site Data

- Project Zoning: REC-MOD-3 & R-5C-MOD-3
- Applicable DPZ File Reference: 6-99-12, PB 339, ZB 979 M
- Proposed Use of Site or Structure(s): SFD, Employment & Open Space

Proposed Water and Sewer Systems: Public
Any Other Relevant Information:

2. Area Tabulation

- Gross site area for Phase 5A: 32.1 acres
- Approximate Area of 100 Year Floodplain: 0.9
- Approximate Area of Steep Slopes (25% or Greater): 0 Acres
- Net Site Area +/-: 31.2 Acres
- Area of Proposed SFD Lots: 16.51 Acres
- Area of Proposed OR Lots/Parcels: 0 Acres
- Area of Employment Lot/Parcels: 3.9 Acres
- Area of Proposed POA Open Space Lots: 3.72 Acres
- Area of Proposed Common Open Area Lots: 1.02 Acres
- Area of Proposed Public Roads: 7.23 Acres
- Area of Proposed Private Roads: 0.35 Acres (Included in Pipestem Area)

3. Residential Unit/Lot Tabulation

- Total Number of Residential Unit/Lots Allowed for Overall Project: 1200 D.U. (PER ZB 979 M)
- Number of SFD Residential Unit/Lots Proposed: 87
- Number of Other Residential SFA Unit/Lots Proposed: 0
- Number of Other Residential Apartment Units Proposed: 0
- Number of Other Residential Parcels Proposed: 0
- Total Number of Common Open Area Lots Proposed: 0
- Total Number of Residential Lot/Parcels Proposed: 87
- Total Number of Residential Units Proposed: 87

4. Open Space Data

- Number of Open Space Lot/Parcels Proposed: 0 LOTS
- Open Space Required: 11.8 Acres (35.4% of gross acreage)
- Open Space Provided: 3.7 Acres. Credited Acres (11.5%)
- Phase 5A will utilize excess open space provided in Phases 1, 2, 3, 4 and Sections 311 & 312.
- Excess Open Space available for credits in other phases: 14.2 Ac.
- No Recreational Open Space is Required for the Emerson Section 2 Development

5. Density Tabulations

- Maximum Allowed Overall Density: 2.32 units/gross acre per PB 339.
- Maximum Allowed Density for SFD Areas: 3.8 units/gross acre of all SFD.
- 5.0 Units/Gross acre for any individual SFD area.
- Maximum allowed density for Other Residential (OR) areas: 12.0 units/gross acre of all OR areas; 20.0 Units/gross acre of any individual OR area.
- Proposed SFD Density: 2.7 Units/Gross Acre.

Development Tracking Chart

Section and Phase	File Reference Number	Gross Acreage	SFD Ac. (%) (A)	Other Res. Ac. (%) (B)	Employment Ac. (%) (C)	Open Space Ac. (%) (D)	SFD Units	SFD Density (E)	Other Res. Units (SFA/Apts/Condo)	Other Res. Density (F)
21A	F-01-136	8.4	3.6 (43%)	0	0	4.8 (57%)				
21B	F-01-137	97.0	49.7 (50.2%)	8.0 (8.2%)	0	40.1 (41%)	160	3.2 D.U./Ac.	80	10 D.W./Ac.
21C	F-01-145	12.7	0	12.7 (100%)	0	0			120	8.4 D.W./Ac.
21D	F-02-55	18.5	0	12.0 (64.9%)	0	6.5 (35.1%)			120	10 D.W./Ac.
311	F-02-131	69.5	0	0	22.1 (31.8%)	47.4 (68.2%)				
312	F-02-176	12.3	0	0	8.9 (72.4%)	3.4 (27.6%)				
214	F-03-13	44.5	27.4 (61.5%)	0	0	17.1 (38.5%)	120	4.4 D.U./Ac.		
215A & 313	F-03-13	32.1	22.4 (69.8%)	0	6.0 (18.7%)	3.7 (11.5%)	87	3.9 D.U./Ac.		
Total		295.0	103.1 (34.9%)	32.7 (11.1%)	37.0 (12.5%)	123.0 (41.6%)	367		320	
Overall Density Tab	(E) Proposed	(F) Allowed	Land Use Acreage	Proposed	Allowed	Max. Res. Units Proposed	Max. Res. Units Allowed			
Overall SFD Density	3.1	3.8	SFD	103.1	117	367	SFD	480 (97.5%)	396 (34.5%)	
Overall OR Density	9.8	12.1	OR	32.7	62	62	Apts (OR)	500 (41.7%)	500 (43.9%)	
Overall Project Density	2.32	2.32	EMP	37.0	154.9	320	SFA (OR)	250 (20.8%)	250 (21.8%)	
			Open Space	123.0	103					
			TOTAL	295.0	516.9	687	TOTAL	1200	1145	

(A) SFD and OR acreages include Common Open Areas (COA Lots).
(B) Overall allowed density based on maximum number of units allowed per ZB 979 M and Max. Allowed Land Use Acreages.
(C) Max. density for any individual SFD area is 5.0 units/acre.
(D) Max. density for an individual OR area is 20.0 units/acre.
(E) Proposed density tabulations are shown for informational purposes only. The proposed density tabs are based on proposed land use acreages. Those tabulations will be reconciled against the maximum density tabs with the last phase.

This chart reflects the current information for this project as the time of recording of this plat or approval of this plan. For current information, refer to the most recent recorded plat or approved plan.

Overall Property Outline

Scale: 1" = 600'



SETBACKS FOR SINGLE FAMILY DETACHED LOTS
THE MINIMUM SETBACKS FOR STRUCTURES SHALL BE AS FOLLOWS:
FRONT SETBACK: 15' FROM THE RIGHT OF WAY TO THE HOUSE OR GARAGE
SIDE SETBACK: 5' TO THE PROPERTY LINE WITH A MINIMUM OF 15' BETWEEN STRUCTURES; 0' TO THE PROPERTY LINE FOR ZERO LOT LINE DWELLINGS WITH A MINIMUM OF 15' BETWEEN STRUCTURES; 15' TO THE PROPERTY LINE WHEN ADJACENT TO ROAD RIGHT-OF-WAY.
REAR SETBACK: 10' FROM THE PROPERTY LINE TO AN OPEN DECK; 20' FROM THE PROPERTY LINE TO THE HOUSE
A ZERO LOT LINE DWELLING UNIT MAY BE LOCATED ON ANY PROPERTY LINE WHICH IS NOT A STREET RIGHT OF WAY PROVIDED THAT (1) NO PART OF THE DWELLING SHALL ENCRANCH ONTO THE ADJOINING LOT; (2) AN ACCESS EASEMENT FOR THE PURPOSE OF MAINTENANCE TO THE SIDE OF THE STRUCTURE SHALL BE INCLUDED IN THE DEED WHERE APPROPRIATE; AND (3) SPACING BETWEEN DWELLING UNITS SHALL BE IN ACCORDANCE WITH THE SETBACK BETWEEN UNITS SET FORTH ABOVE. GARAGES, HOWEVER, MAY ADJOIN ALONG THE PROPERTY LINE.
STRUCTURES MAY BE LOCATED ANYWHERE WITHIN SUCH SETBACK AREAS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

Sheet Index

SHEET	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAN
3	SCHEMATIC SEDIMENT CONTROL AND PRELIMINARY GRADING
4	PRELIMINARY LANDSCAPE PLAN
5	PRELIMINARY FOREST CONSERVATION PLAN
6	PRELIMINARY FOREST CONSERVATION NOTES AND DETAILS

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF HOWARD COUNTY
Marsden Taylor 7/5/03
PLANNING DIRECTOR DATE

7/19/03 Date
Professional Engr. No. 7057

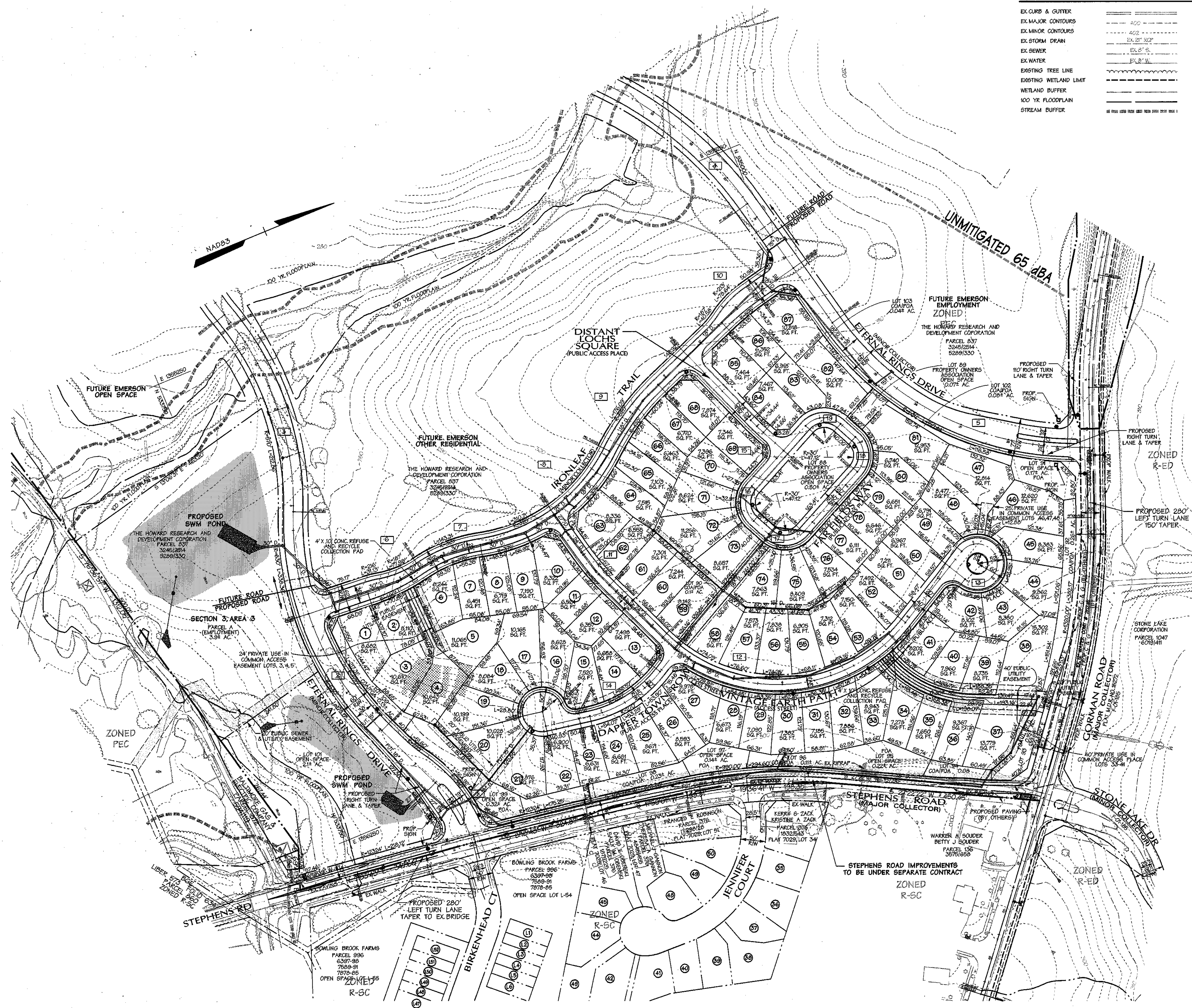
Emerson Section 2
Phase 5A and
Section 3 Area 3
(Key Property)
OWNER/DEVELOPER:
THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
10275 Little Patuxent Parkway
Columbia, Maryland 21044
DMW
Daft MScune Walker, Inc.
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
Fax 296 4705
TITLE
Cover Sheet
LOTS 1-87, COA LOTS 90, 92, 94, 96, 98, 100, 102, 103
OPEN SPACE LOTS 88, 89, 91, 93, 95, 97, 99, 101
Dwn By: KDE Scale: 1"=600' Proj. No. 95054-G
Des By: Date: 8/7/03
Ck By: Approved: 1 of 6

Legend

EX CURB & GUTTER	---	PROP. STORM DRAIN	18" D.
EX MAJOR CONTOURS	---400---	PROP. WALKER	8" S.
EX MINOR CONTOURS	---402---	PROP. WATER	8" W.
EX STORM DRAIN	---E.A. 21" S.O.P.---	PROPERTY LINE	---
EX SEWER	---E.S. 8" S.---	ROADWAY RIGHT-OF-WAY	---
EX WATER	---E.W. 8" W.---	PROPOSED LOT LINE	---
EXISTING TREE LINE	---	PROPOSED EASEMENT	---
EXISTING WETLAND LIMIT	---	PROPOSED CURB & GUTTER	---
WETLAND BUFFER	---	PROPOSED SIDEWALK	---
100 YR FLOODPLAIN	---	SLOPE 1% - 24.9%	---
STREAM BUFFER	---	STORMWATER MANAGEMENT POND	---
		CURVE DATA LABEL	10

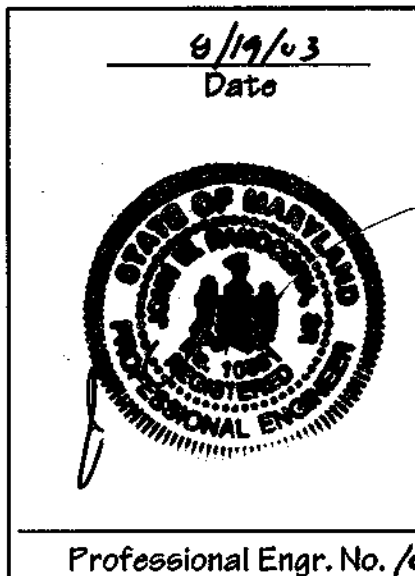
CURVE DATA			
CURVE NO.	DELTA	RADIUS	LENGTH
1	27°58'26"	300.00'	146.47'
2	46°58'33"	600.00'	491.93'
3	41°15'45"	600.00'	432.10'
4	35°08'37"	750.00'	460.03'
5	53°14'01"	600.00'	557.46'
6	15°45'57"	435.00'	119.70'
7	25°15'54"	300.00'	132.29'
8	55°11'04"	350.00'	337.10'
9	19°24'08"	495.00'	167.62'
10	8°43'08"	600.00'	91.30'
11	10°04'20"	500.00'	87.90'
12	96°20'25"	330.00'	554.88'
13	269°58'58"	40.00'	188.50'
14	39°13'46"	250.00'	171.17'
15	4°06'36"	500.00'	35.87'
16	90°00'00"	50.00'	78.54'
17	90°00'00"	50.00'	78.54'
18	90°00'00"	50.00'	78.54'
19	90°00'00"	50.00'	78.54'

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIEPISTEM AREA	MINIMUM LOT SIZE
3			9,913
4	10,610	697	9,781
5	10,643	862	10,391
34	11,065	674	7,005
35	7,275	272	7,010
	7,650	640	
36	9,367	950	8,417
37	13,779	1,288	12,492
38	15,302	1,390	13,912
39	8,735	942	7,793
40	7,960	473	7,487
46	12,620	976	11,644
47	12,815	682	12,133



TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY
David L. Ugel 9/17/03
 PLANNING DIRECTOR DATE

Date	No.	Revision Description
Emerson Section 2		
Section 3 Area 3		
(Key Property)		
OWNER/DEVELOPER: THE HOWARD RESEARCH & DEVELOPMENT CORPORATION 10275 Little Patuxent Parkway Columbia, Maryland 21044		
DMW Daft · McCune · Walker, Inc. A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals 200 East Pennsylvania Avenue Towson, Maryland 21286 410 296 3333 Fax 296 4705		
TITLE PRELIMINARY PLAN LOTS 1-87, COA LOTS 90, 92, 94, 96, 98, 100, 102, 103 OPEN SPACE LOTS 88, 89, 91, 93, 95, 97, 99, 101		
Drn By: WDE	Scale: 1"=100'	Proj. No. 95054-G
Des By: DFM	Date: 08/07/03	
Chk By:	Approved:	2 of 6





Legend

EX CURB & GUTTER	---	EARTH DISE	→→→→
EX MAJOR CONTOURS	--- 400 ---	SUPER SILT FENCE	→→→→
EX MINOR CONTOURS	--- 402 ---	INLET PROTECTION	□ AGP □ CIP
EX STORM DRAIN	---	ROCK OUTLET PROTECTION	■
EX SEWER	---	PROPERTY LINE	---
EX WATER	---	ROADWAY RIGHT-OF-WAY	---
EXISTING TREE LINE	---	PROPOSED LOT LINE	---
EXISTING WETLAND LIMIT	---	PROPOSED EASEMENT	---
PROP. STORM DRAIN	---	PROPOSED CURB & GUTTER	---
LIMIT OF DISTURBANCE	---	PROPOSED SIDEWALK	---
SEDIMENT TRAP	TRAP	STEEP SLOPES 15% - 24.9%	---
STABILIZED CONSTRUCTION ENTRANCE	SC	PROPOSED CONTOURS	---

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND
 ZONING OF
 HOWARD COUNTY

Ronald A. Cuyler
 PLANNING DIRECTOR

APPROVED: HOWARD COUNTY DEPT. OF PUBLIC WORKS	DATE
CHIEF, BUREAU OF HIGHWAYS	DATE
APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE

Date	No.	Revision Description

OWNER/DEVELOPER:
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 10275 Little Patuxent Parkway
 Columbia, Maryland 21044

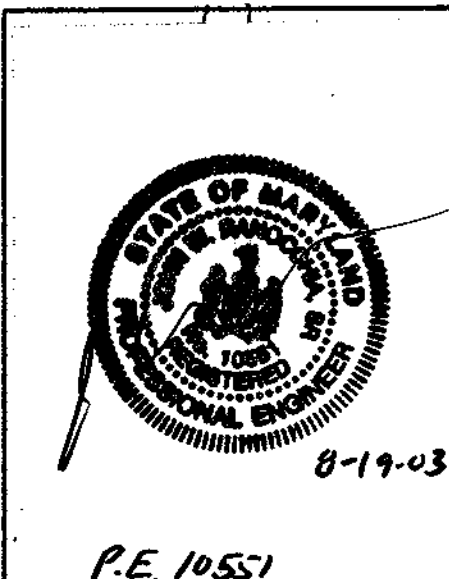
DMW
 Daft - McCune - Walker, Inc.
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals

200 East Pennsylvania Avenue
 Towson, Maryland 21286
 410 296 8383
 Fax 296 4705

SECTION NAME	EMERSON	SECTION AREA	PHASE 5C	LOT/PARCEL #	857
PLAN OR LOT #	572/450	ZONE	MXD	TRIGGER HW	6 TH
WATER CODE	7,0,0,13	DATE	47	ELECTRICAL	GEN. TRACT
		REMARK CODE			

TITLE
 GRADING, SEDIMENT AND
 EROSION CONTROL PLAN

Drn By: WDE	Scale: 1"=100'	Proj. No. 95054-G
Des By: RW	Date: 6/5/03	
Chk By:	Approved:	3 of 6



Legend

EX CURB & GUTTER	---	PROP. STORM DRAIN	---
EX MAJOR CONTOURS	---	PROP. SEWER	---
EX MINOR CONTOURS	---	PROP. WATER	---
EX STORM DRAIN	---	PROPERTY LINE	---
EX SEWER	---	ROADWAY RIGHT-OF-WAY	---
EX WATER	---	PROPOSED LOT LINE	---
EXISTING TREE LINE	---	PROPOSED EASEMENT	---
EXISTING WETLAND LIMIT	---	PROPOSED CURB & GUTTER	---
WETLAND BUFFER	---	PROPOSED SIDEWALK	---
100 YR FLOODPLAIN	---	SLOPE 1% - 24.9%	---
LIMIT OF DISTURBANCE	---	FOREST CONSERVATION EASEMENT	---
SOIL(S) LINE (NOT SHOWN)	---	PROPOSED MINOR CONTOUR	---
75' STREAM BUFFER	---	PROPOSED MAJOR CONTOUR	---
PROPOSED STREET TREE	○	PROPOSED STREET LIGHTS	●

SCHEDULE A PERIMETER LANDSCAPE EDGE

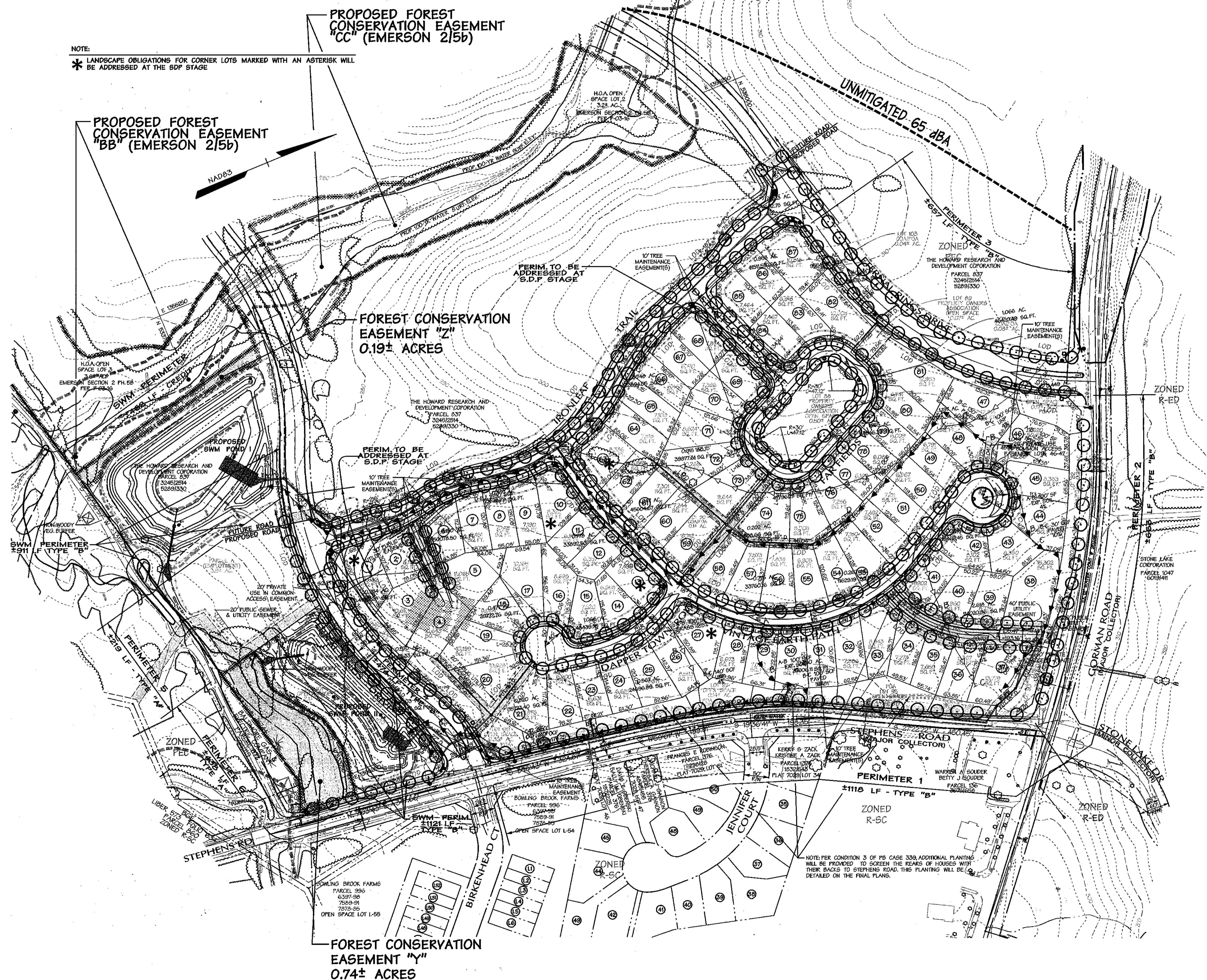
CATEGORY	ADJACENT TO ROADWAYS				ADJACENT TO PERIMETER PROP.	
	P 1	P 2	P 3	P 4	P 5	P 6
LANDSCAPE TYPE "A"						
LINEAR FEET OF PERIMETER					219 LF.	430 LF.
LANDSCAPE TYPE "B"						
LINEAR FEET OF PERIMETER	1118 LF.	665 LF.	667 LF.	474 LF.		
LANDSCAPE TYPE "C"						
LINEAR FEET OF PERIMETER						
CREDIT FOR EXISTING VEGETATION (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A
CREDIT FOR PERM (DESCRIBE BELOW IF NEEDED)	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS REQUIRED						
SHADE TREES	22	13	13	9	4	7
EVERGREEN TREES	22	17	16	12	--	--
SHRUBS	--	--	--	--	--	--
NUMBER OF PLANTS PROVIDED*						
SHADE TREES						
EVERGREEN TREES						
OTHER TREES (2:1 SUBSTITUTION)						
SHRUBS (10:1 SUBSTITUTION)						
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)						

NOTE: STREET TREES WILL BE PROVIDED @ 1/40 LF. 307 STREET TREES SHOWN ON THIS SHEET. STREET TREE LOCATIONS SHALL COMPLY WITH SECTION IX OF THE DEVELOPMENT CRITERIA.
 NOTE: THE DEVELOPER WILL PROVIDE ALL PERIMETER LANDSCAPE OBLIGATIONS
 * TO BE DETERMINED AT THE FINAL PLAN STAGE

SCHEDULE D STORMWATER MANAGEMENT AREA LANDSCAPING

POND #	I	II
LINEAR FT OF PERIMETER (TYPE "B")	1375 LF	981 LF
NUMBER OF TREES REQUIRED		
SHADE TREES @ 1/50 LF	19	20
EVERGREEN TREES @ 1/40 LF	23	25
CREDIT FOR EXISTING VEGETATION	462 LF	NA
CREDIT FOR OTHER LANDSCAPING	NA	NA
NUMBER OF TREES PROVIDED*		
SHADE TREES		
EVERGREEN TREES		
SHRUBS		

NOTE: THE DEVELOPER WILL PROVIDE ALL SWM LANDSCAPE OBLIGATIONS
 * TO BE DETERMINED AT THE FINAL PLAN STAGE



NOTE:
 * LANDSCAPE OBLIGATIONS FOR CORNER LOTS MARKED WITH AN ASTERISK WILL BE ADDRESSED AT THE SDP STAGE

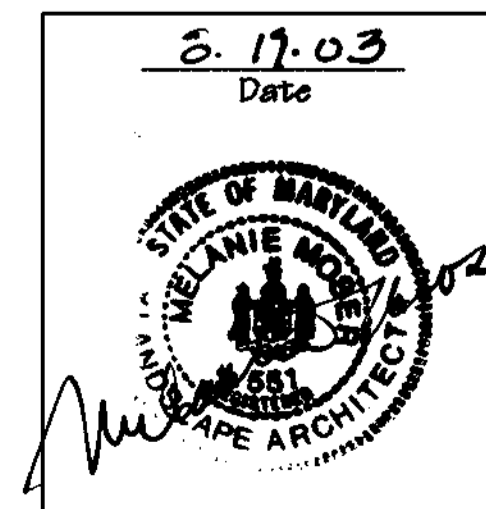
PROPOSED FOREST CONSERVATION EASEMENT "CC" (EMERSON 2/5b)

PROPOSED FOREST CONSERVATION EASEMENT "BB" (EMERSON 2/5b)

FOREST CONSERVATION EASEMENT "Z" 0.19± ACRES

FOREST CONSERVATION EASEMENT "Y" 0.74± ACRES

TENTATIVELY APPROVED
 DEPT. OF PLANNING AND ZONING OF
 HOWARD COUNTY
 Planning Director
 DATE: 9/15/03



Date	No.	Revision Description

Emerson Section 2
 Phase 5A and Section 3 Area 3
 (Key Property)

OWNER/DEVELOPER:
 THE HOWARD RESEARCH & DEVELOPMENT CORPORATION
 10275 Little Patuxent Parkway
 Columbia, Maryland 21044

DMW
 Daft - McCune - Walker, Inc.
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
 200 East Pennsylvania Avenue
 Towson, Maryland 21286
 410 296 3333
 Fax: 296 4705

6.17.03
 Date

PROVISION NAME	EMERSON	SECTION AREA	PHASE 5C	LOT/PARCEL #	837
PLAT OF L&T	7/24/00	TRACT #	47	BLK/STRIP	6 TH
WATER CODE	7.8.8.15	MXD	6 TH	OWNER TRACT	
SEWER CODE					

TITLE: PRELIMINARY LANDSCAPE PLAN
 LOTS 1-87, COA LOTS 88-90, 92, 94, 96, 98, 100, 102, 103
 OPEN SPACE LOTS 91, 93, 95, 97, 99, 101

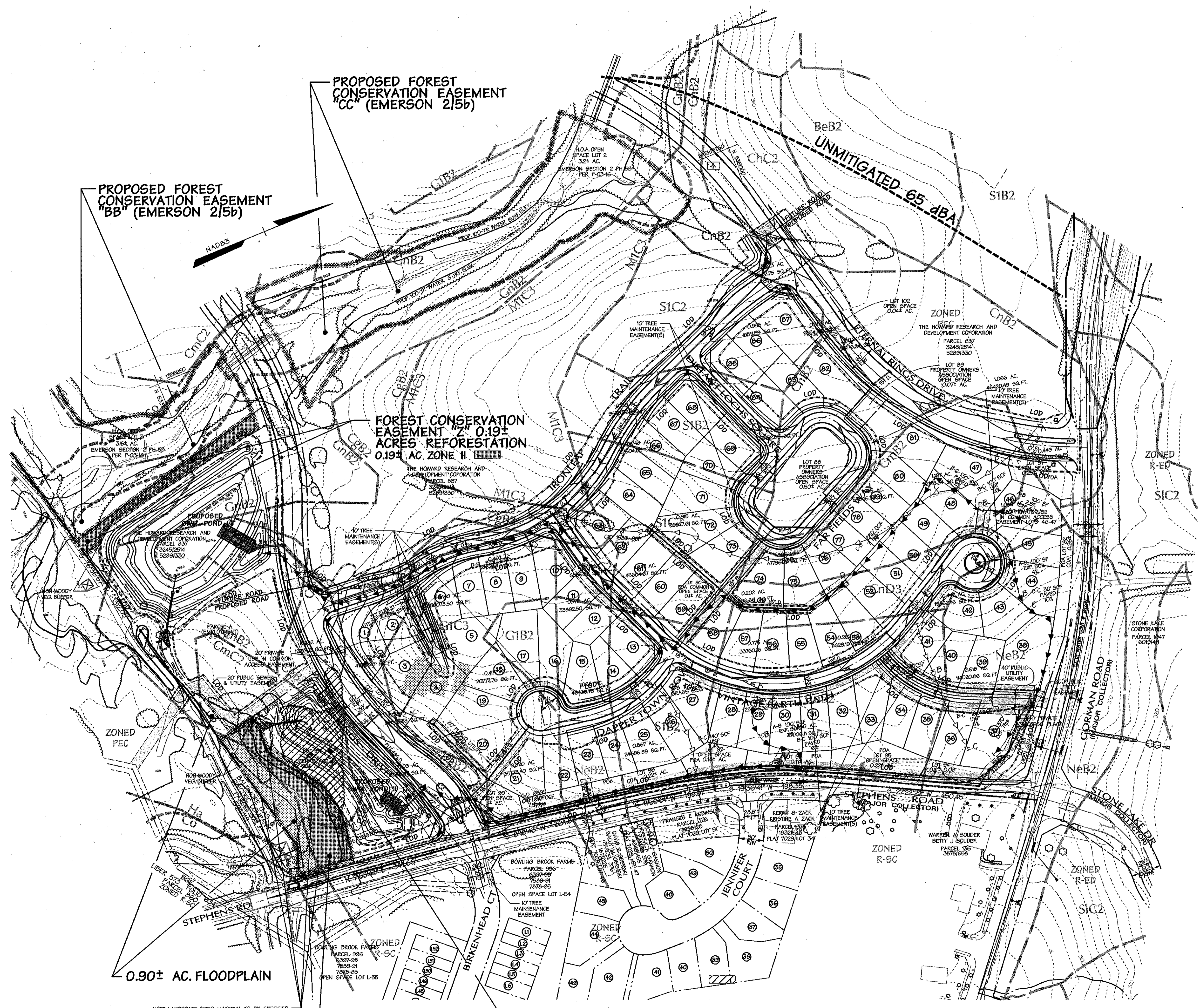
Drn By: AJS Scale: 1"=100' Proj. No. 95054.G
 Des By: AJS Date: 08/07/03
 Chk By: MM Approved:

Landscape Architect No. 10004494

Legend

EX CURB & GUTTER	---	PROP. STORM DRAIN	15' D.
EX MAJOR CONTOURS	--- 400 ---	PROP. SEWER	8" S.
EX MINOR CONTOURS	--- 402 ---	PROP. WATER	8" W.
EX STORM DRAIN	--- EX 24" RCP ---	PROPERTY LINE	---
EX SEWER	--- EX 8" S ---	ROADWAY RIGHT-OF-WAY	---
EX WATER	--- EX 24" W ---	PROPOSED LOT LINE	---
EXISTING TREE LINE	---	PROPOSED EASEMENT	---
EXISTING WETLAND LIMIT	---	PROPOSED CURB & GUTTER	---
WETLAND BUFFER	---	PROPOSED SIDEWALK	---
100 YR FLOODPLAIN	---	PROPOSED EASEMENT	---
LIMIT OF DISTURBANCE	---	100 YR FLOODPLAIN	---
SOIL(S) LINE	---	100 YR FLOODPLAIN	---
75' STREAM BUFFER	---	100 YR FLOODPLAIN	---
NON-WOODY VEGETATION ZONE	---	100 YR FLOODPLAIN	---

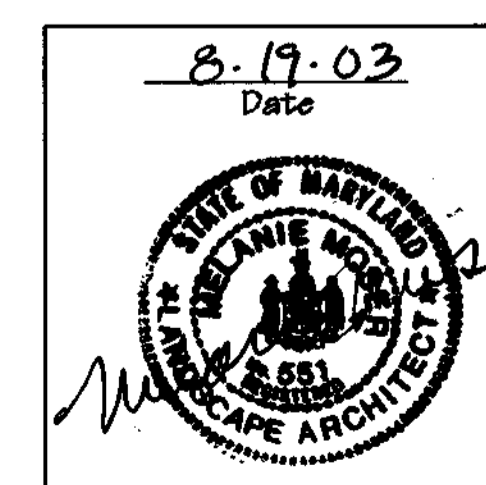
NOTE: SEE SHEET 6 OF 6 (FOREST CONSERVATION NOTES AND DETAILS) FOR FOREST CONSERVATION NOTES, DETAILS, AND CUMULATIVE FOREST CONSERVATION TRACKING CHART.



TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

David A. Lupton 8/15/03
PLANNING DIRECTOR DATE

Date	No.	Revision Description
Emerson Section 2 Phase 5A and Section 3 Area 3 (Key Property)		
OWNER/ DEVELOPER: THE HOWARD RESEARCH & DEVELOPMENT CORPORATION 10275 Little Patuxent Parkway Columbia, Maryland 21044		
DMW Daft · McCune · Walker, Inc. A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals		
200 East Pennsylvania Avenue Towson, Maryland 21286 410 296 3333 Fax: 296 4705		
DRAWN BY	EMERSON	SECTION AREA
DATE	7.8.03	PHASE
		EC
		LOT/PARCEL #
		837
TITLE PRELIMINARY FOREST CONSERVATION PLAN LOTS 1-87, COA LOTS 88-90, 92, 94, 96, 98, 100, 102, 103 OPEN SPACE LOTS 91, 93, 95, 97, 99, 101		
DRN BY	AJS	SCALE
DES BY	MMISH	DATE
CHK BY	MM	APPROVED
Landscape Architect No.		Proj. No. 95054.G
		5 of 6



NOTE: LANDSCAPE-SIZED MATERIAL TO BE SPECIFIED ON FINAL PLAN IN THESE LOCATIONS TO ADDRESS LANDSCAPING REQUIREMENTS, IT WILL BE CREDITED AGAINST REFORESTATION REQUIREMENTS.

FOREST CONSERVATION EASEMENT "Y" 0.74±
ACRES REFORESTATION
0.33± AC. ZONE I
0.41± AC. ZONE II

